



Land Survey - Novi, MI

Prepared for: City of Novi

Date Prepared: 11/26/2024

Land Size: 2.00 - 10.00 acres

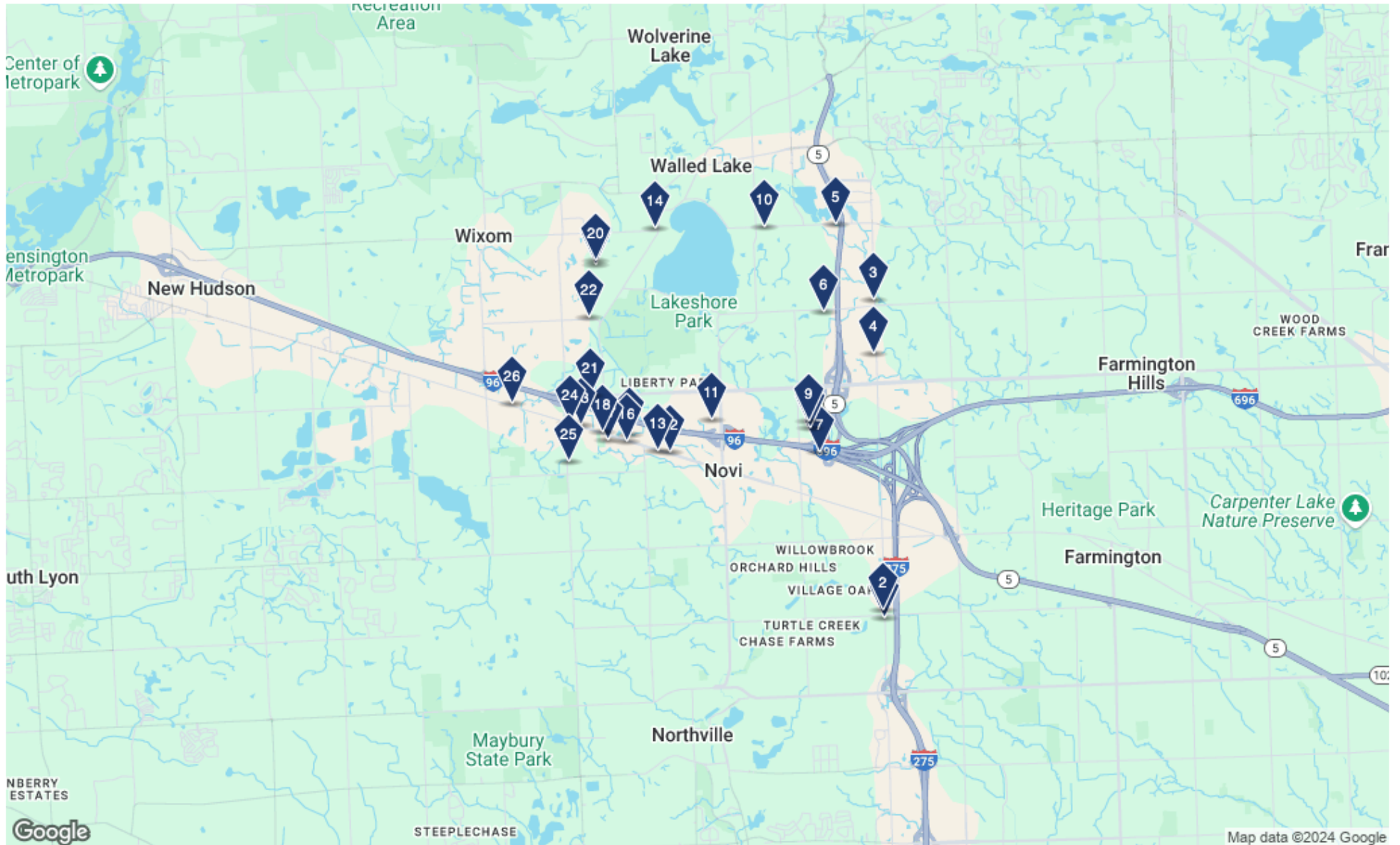
Location: within boundaries of City

Land Type: Commercial, Industrial, proposed Commercial

#	Property Address	City	State	Zip	PropertyType	Land Area (AC)	Zoning	For Sale Price	Price per Acre	Secondary Type	Parcel Number 1(Min)
1	22279 Haggerty Rd	Novi	MI	48375	Land	2.34	OS-1	\$ 800,000.00	\$341,880.34	Commercial	22-36-200-003
2	9 Mile	Novi	MI	48375	Land	2.33	OS1	\$ 2,200,000.00	\$944,206.01	Commercial	22-25-400-027
3	Haggerty Rd	Novi	MI	48377	Land	3.61	OST Zoning	\$ 1,200,000.00	\$332,409.97	Commercial	22-01-400-010
4	28331 Haggerty Rd	Novi	MI	48377	Land	5.00	OST	\$ 899,999.00	\$179,999.80	Commercial	22-12-400-013
5	S M-5 Rd	Novi	MI	48377	Land	5.00	OST	\$ 1,000,000.00	\$200,000.00	Commercial	22-01-200-002
6	40705 13 Mile Rd	Novi	MI	48377	Land	6.44	C	\$ 1,200,000.00	\$186,335.40	Commercial	22-12-101-046
7	41000 Bridge St	Novi	MI	48375	Land	5.04	I-1	\$ 1,200,000.00	\$238,095.24	Commercial	22-13-352-003
8	Meadowbrook & 12 Mile Rd	Novi	MI	48377	Land	3.96	OST	\$ 248,709.00	\$62,805.30	Commercial	22-13-301-026
9	Meadowbrook & 12 Mile Rd	Novi	MI	48377	Land	4.57	OST	\$ 287,020.00	\$62,805.25	Commercial	22-13-100-029
10	42000 W 14 Mile Rd	Novi	MI	48377	Land	2.40	R-A	\$ 495,000.00	\$206,250.00	Commercial	22-02-203-002
11	0 Karevich Dr	Novi	MI	48377	Land	3.25	C	\$ 1,950,000.00	\$600,000.00	Commercial	22-15-200-107
12	Grand River Ave	Novi	MI	48375	Land	3.57	I-1	\$ 1,000,000.00	\$280,112.04	Commercial	22-15-376-019
13	Grand River Ave	Novi	MI	48374	Land	2.59	I-1	\$ 350,000.00	\$135,135.14	Industrial	22-15-351-024
14	Pontiac Trail & West Park Dr	Novi	MI	48377	Land	2.48	B2	\$ 975,000.00	\$393,145.16	Commercial	22-03-101-008
15	45800 Grand River Ave	Novi	MI	48374-1314	Land	2.00	OST	\$ 1,200,000.00	\$600,000.00	Commercial	22-16-426-003
16	45815 Grand River Ave	Novi	MI	48374-1311	Land	2.74	I-1	\$ 350,000.00	\$127,737.23	Commercial	22-16-451-008
17	46153 Grand River Ave	Novi	MI	48374	Land	10.00	Mixed Use	\$ 5,990,000.00	\$599,000.00	Industrial	22-16-451-001
18	46401 Grand River Ave	Novi	MI	48374	Land	3.40	I-1	\$ 1,350,000.00	\$397,058.82	Commercial	22-16-300-024
19	Cartier Dr	Novi	MI	48377	Land	3.32	Industrial	TBD	TBD	Commercial	22-04-151-019
20	Cartier Dr	Novi	MI	48377	Land	3.72	Commercial	TBD	TBD	Industrial	22-04-151-018
21	46795 W 12 Mile Rd	Novi	MI	48377-2427	Land	3.67	OST	\$ 729,000.00	\$198,637.60	Commercial	22-16-126-025
22	West Rd	Novi	MI	48377	Land	4.20	I-1	\$ 425,000.00	\$101,190.48	Industrial	22-09-126-003
23	Grand River Ave & Beck Rd	Novi	MI	48374	Land	2.01	City West District	\$ 300,000.00	\$149,253.73	Commercial	22-16-151-014
24	Grand River Ave	Novi	MI	48374	Land	9.86	B-3	\$ 6,500,000.00	\$659,229.21	Commercial	22-16-151-010
25	26200 Beck Rd	Novi	MI	48374-1804	Land	4.36	R-A	\$ 698,500.00	\$160,206.42	Commercial	22-16-300-008
26	48645 Grand River Ave	Novi	MI	48374	Land	2.00	L1	\$ 595,000.00	\$297,500.00	Commercial	22-17-101-003



Property Map Overview





Location: **Livingston/W Oakland Cluster**
Central I-96 Corridor Submarket
Oakland County
Novi, MI 48375

Type: **Land**
 Proposed Use: **Office, Health Care, Medical**
 Zoning: **OS-1**
 Density: **OS-1 Office Service**

Developer: -
 Management: -
 True Owner: **AJR Communities**
 Recorded Owner: **Hamburg Hills-coventry Woods**

Parcel Size: **2.34 AC**
 Lot Dimensions: **306x306**
 Improvements: **3,800sf Office Bldg.**
 On-Site Improv: -

Parcel Number: **22-36-200-003**



Location: **Livingston/W Oakland Cluster**
Central I-96 Corridor Submarket
Oakland County
Novi, MI 48375

Type: **Land**
Proposed Use: **Commercial, Retail**
Zoning: **OS1**
Density: -

Parcel Size: **2.33 AC**
Lot Dimensions: -
Improvements: -
On-Site Improv: **Rough graded**

Developer: -
Management: -
True Owner: -
Recorded Owner: -

Parcel Number: **22-25-400-027**



Location: **Livingston/W Oakland Cluster**
Central I-96 Corridor Submarket
Oakland County
Novi, MI 48377

Type: **Land**
Proposed Use: **Office, Bank, Day Care Center, Health
Care, Strip Center**
Zoning: **OST Zoning**
Density: -

Developer: -
Management: -
True Owner: **POC Group LIC**
Recorded Owner: -

Parcel Size: **3.61 AC**
Lot Dimensions: -
Improvements: -
On-Site Improv: -

Parcel Number: **22-01-400-010**



Location: **4.98 acres on Haggerty Rd, Novi 'OST'**
in Haggerty
Livingston/W Oakland Cluster
Central I-96 Corridor Submarket
Oakland County
Novi, MI 48377

Developer: -

Management: -

True Owner: **Cervi Arthur A**

Recorded Owner: **Cervi Arthur A**

Parcel Number: **22-12-400-013**

Type: **Land**
Proposed Use: **Commercial, Office, MultiFamily, General
Freestanding, Health Care, Hospital,
Medical, Office Park, Storefront
Retail/Office**

Zoning: **OST**
Density: **Commercial**

Parcel Size: **5 AC**
Lot Dimensions: **160x160**
Improvements: **Underground Stormwater Detention**
On-Site Improv: **Ready to build developed lot**



Location: **SWC M-5 & 14 Mile Rd**
Livingston/W Oakland Cluster
Central I-96 Corridor Submarket
Oakland County
Novi, MI 48377

Type: **Land**
Proposed Use: **Commercial, Retail, Office**
Zoning: **OST**
Density: -

Parcel Size: **5 AC**
Lot Dimensions: -
Improvements: -
On-Site Improv: **Raw land**

Developer: -
Management: -
True Owner: **Robert Rich**
Recorded Owner: **Robert Rich**



Location: **Livingston/W Oakland Cluster**
Central I-96 Corridor Submarket
Oakland County
Novi, MI 48377

Type: **Land**
 Proposed Use: **Commercial**
 Zoning: **C**
 Density: -

Developer: -
 Management: -
 True Owner: -
 Recorded Owner: -

Parcel Size: **6.44 AC**
 Lot Dimensions: -
 Improvements: -
 On-Site Improv: -

Parcel Number: **22-12-101-046, 22-12-101-047**



Location: **Livingston/W Oakland Cluster**
Central I-96 Corridor Submarket
Oakland County
Novi, MI 48375

Type: **Land**
Proposed Use: -
Zoning: -
Density: -

Parcel Size: **5.04 AC**
Lot Dimensions: -
Improvements: -
On-Site Improv: -

Developer: -
Management: -
True Owner: -
Recorded Owner: -

Parcel Number: **22-13-352-003**



Location: **Parcel 26**
Livingston/W Oakland Cluster
Central I-96 Corridor Submarket
Oakland County
Novi, MI 48377

Type: **Land**
Proposed Use: **Commercial**
Zoning: **OST**
Density: **-**

Parcel Size: **3.96 AC**
Lot Dimensions: **-**
Improvements: **None**
On-Site Improv: **Raw land**

Developer: **-**
Management: **-**
True Owner: **Paskon Inc**
Recorded Owner: **Mak Real Estate Investment Holdings Llc**

Parcel Number: **22-13-301-026**



Location: **Unit 3**
Livingston/W Oakland Cluster
Central I-96 Corridor Submarket
Oakland County
Novi, MI 48377

Type: **Land**
 Proposed Use: **Commercial, Industrial, Office, Mixed Use, Community Center, Distribution, Health Care, Hold for Investment, Medical, Office Park, R&D, Retail Warehouse, Schools, Self-Storage, Warehouse**

Developer: -
 Management: -
 True Owner: **Paskon Inc**
 Recorded Owner: **Mak Real Estate Investment Inc.**

Zoning: **OST**
 Density: -

Parcel Number: **22-13-100-029**

Parcel Size: **4.57 AC**
 Lot Dimensions: -
 Improvements: **Utilities**
 On-Site Improv: **Finish grade**



Location: **Maples Place Plaza**
Maples Place Professional Pad 1
Livingston/W Oakland Cluster
Central I-96 Corridor Submarket
Oakland County
Novi, MI 48377

Type: **Land**
Proposed Use: **Commercial, Office, Hold for Development, Medical**
Zoning: **R-A**
Density: **-**

Developer: **-**
Management: **-**
True Owner: **Evangelista Development LLC**
Recorded Owner: **J S Evangelista Development L**

Parcel Size: **2.40 AC**
Lot Dimensions: **-**
Improvements: **None**
On-Site Improv: **Raw land**

Parcel Number: **22-02-203-002**



Location: **Livingston/W Oakland Cluster**
Central I-96 Corridor Submarket
Oakland County
Novi, MI 48377

Type: **Land**
 Proposed Use: **Commercial**
 Zoning: **C**
 Density: -

Developer: -
 Management: -
 True Owner: -
 Recorded Owner: -

Parcel Size: **3.25 AC**
 Lot Dimensions: -
 Improvements: -
 On-Site Improv: -



Location: **Grand River Avenue**
Livingston/W Oakland Cluster
Central I-96 Corridor Submarket
Oakland County
Novi, MI 48375

Type: **Land**
Proposed Use: **Commercial, Retail, Office, Medical**
Zoning: **I-1**
Density: **-**

Parcel Size: **3.57 AC**
Lot Dimensions: **-**
Improvements: **-**
On-Site Improv: **Raw land**

Developer: **-**
Management: **-**
True Owner: **Medical Care 1 Real Estate Llc**
Recorded Owner: **Medical Care 1 Real Estate Llc**

Parcel Number: **22-15-376-019**



Location: **Grand River Avenue E Of Taft**
East of Taft
Livingston/W Oakland Cluster
Central I-96 Corridor Submarket
Oakland County
Novi, MI 48374

Type: **Land**
Proposed Use: **Industrial**
Zoning: **I-1**
Density: -

Parcel Size: **2.59 AC**
Lot Dimensions: -
Improvements: -
On-Site Improv: -

Developer: -

Management: -

True Owner: -

Recorded Owner: **Novi Ace Llc**

Parcel Number: **22-15-351-024**



Location: **Livingston/W Oakland Cluster**
Central I-96 Corridor Submarket
Oakland County
Novi, MI 48377

Type: **Land**
Proposed Use: **Commercial**
Zoning: **B2**
Density: -

Parcel Size: **2.48 AC**
Lot Dimensions: -
Improvements: -
On-Site Improv: -

Developer: -
Management: -
True Owner: -
Recorded Owner: **Kassem Khalil**

Parcel Number: **22-03-101-008**



Location: **Novi City West**
Livingston/W Oakland Cluster
Central I-96 Corridor Submarket
Oakland County
Novi, MI 48374

Type: **Land**
 Proposed Use: **Commercial, Retail, Office, Mixed Use, MultiFamily, Apartment Units, Health Care, Motel, Office Park, Restaurant, Storefront Retail/Office, Storefront Retail/Residential**

Developer: -
 Management: -
 True Owner: -

Zoning: **OST**
 Density: -

Recorded Owner: **Moslem Shriners**

Parcel Size: **2 AC**
 Lot Dimensions: -
 Improvements: -
 On-Site Improv: **Previously developed lot**

Parcel Number: **22-16-426-003**



Location: **Livingston/W Oakland Cluster**
Central I-96 Corridor Submarket
Oakland County
Novi, MI 48374

Type: **Land**
Proposed Use: -
Zoning: **I-1**
Density: -

Parcel Size: **2.74 AC**
Lot Dimensions: -
Improvements: -
On-Site Improv: -

Developer: -
Management: -
True Owner: -
Recorded Owner: **Long Real Estate Investments Llc**

Parcel Number: **22-16-451-008**



Location: **Livingston/W Oakland Cluster**
Central I-96 Corridor Submarket
Oakland County
Novi, MI 48374

Type: **Land**
Proposed Use: **Commercial, Retail, Office, Mixed Use,**
Hospitality, Bank, Day Care Center,
Health Club, Medical, Parking Lot,
Religious Facility, Restaurant

Zoning: **Mixed Use**
Density: **-**

Developer: **-**
Management: **-**
True Owner: **Charles Snider Associates**
Recorded Owner: **46153 Grand River Investors**

Parcel Size: **10 AC**
Lot Dimensions: **-**
Improvements: **-**
On-Site Improv: **Raw land**

Parcel Number: **22-16-451-001**



Location: **Livingston/W Oakland Cluster**
Central I-96 Corridor Submarket
Oakland County
Novi, MI 48374

Type: **Land**
Proposed Use: **Commercial**
Zoning: **I-1**
Density: -

Parcel Size: **3.40 AC**
Lot Dimensions: -
Improvements: -
On-Site Improv: **Raw land**

Developer: -
Management: -
True Owner: -
Recorded Owner: **James & Mary N Frankfurth**

Parcel Number: **22-16-300-024**



Location: **Livingston/W Oakland Cluster**
Central I-96 Corridor Submarket
Oakland County
Novi, MI 48377

Type: **Land**
 Proposed Use: **Commercial, Industrial**
 Zoning: **Industrial**
 Density: -

Parcel Size: **3.32 AC**
 Lot Dimensions: -
 Improvements: -
 On-Site Improv: -

Developer: -
 Management: -
 True Owner: -
 Recorded Owner: -

Parcel Number: **22-04-151-019**



Location: **Livingston/W Oakland Cluster**
Central I-96 Corridor Submarket
Oakland County
Novi, MI 48377

Type: **Land**
Proposed Use: **Commercial, Industrial**
Zoning: **Commercial**
Density: **-**

Parcel Size: **3.72 AC**
Lot Dimensions: **-**
Improvements: **-**
On-Site Improv: **Raw land**

Developer: -
Management: -
True Owner: -
Recorded Owner: -

Parcel Number: **22-04-151-018**



Location: **Livingston/W Oakland Cluster**
Central I-96 Corridor Submarket
Oakland County
Novi, MI 48377

Type: **Land**
Proposed Use: **Office, Bank, Day Care Center, Medical**
Zoning: **OST**
Density: **Medical**

Parcel Size: **3.67 AC**
Lot Dimensions: **-**
Improvements: **Level Ground**
On-Site Improv: **Raw land**

Developer: -
Management: -
True Owner: -
Recorded Owner: -

Parcel Number: **22-16-126-025**



Location: **Livingston/W Oakland Cluster**
Central I-96 Corridor Submarket
Oakland County
Novi, MI 48377

Type: **Land**
Proposed Use: **Industrial, Warehouse**
Zoning: **I-1**
Density: **-**

Parcel Size: **4.20 AC**
Lot Dimensions: **-**
Improvements: **-**
On-Site Improv: **Rough graded**

Developer: -
Management: -
True Owner: -

Recorded Owner: **Mkr Associates Llc**

Parcel Number: **22-09-126-003**



Location: **Livingston/W Oakland Cluster**
Central I-96 Corridor Submarket
Oakland County
Novi, MI 48374

Type: **Land**
Proposed Use: **Commercial, Industrial, Retail, Office, Service Station**

Zoning: **City West District**
Density: **-**

Developer: -
Management: -
True Owner: -
Recorded Owner: **Lvp Ltd**

Parcel Size: **2.01 AC**
Lot Dimensions: **362x362**
Improvements: **-**
On-Site Improv: **Raw land**

Parcel Number: **22-16-151-014**



Location: **SEC Grand River & Beck Road**
Livingston/W Oakland Cluster
Central I-96 Corridor Submarket
Oakland County
Novi, MI 48374

Type: **Land**
 Proposed Use: **Commercial**
 Zoning: **B-3**
 Density: -

Parcel Size: **9.86 AC**
 Lot Dimensions: -
 Improvements: -
 On-Site Improv: -

Developer: -
 Management: -
 True Owner: -
 Recorded Owner: -

Parcel Number: **22-16-151-010, 22-16-151-012**



Location: **Livingston/W Oakland Cluster**
Central I-96 Corridor Submarket
Oakland County
Novi, MI 48374

Type: **Land**
Proposed Use: **MultiFamily**
Zoning: **R-A**
Density: **-**

Parcel Size: **4.36 AC**
Lot Dimensions: **-**
Improvements: **-**
On-Site Improv: **Raw land**

Developer: -
Management: -
True Owner: -
Recorded Owner: -

Parcel Number: **22-16-300-008, 22-16-300-009, 22-16-300-010, 22-16-300-047**



Location: **Livingston/W Oakland Cluster**
Central I-96 Corridor Submarket
Oakland County
Novi, MI 48374

Type: **Land**
Proposed Use: **Commercial, Apartment Units**
Zoning: **L1**
Density: **-**

Parcel Size: **2 AC**
Lot Dimensions: **-**
Improvements: **None**
On-Site Improv: **Rough graded**

Developer: -
Management: -
True Owner: -
Recorded Owner: **Jeannette E Steinberger Trust**

Parcel Number: **22-17-101-003**